

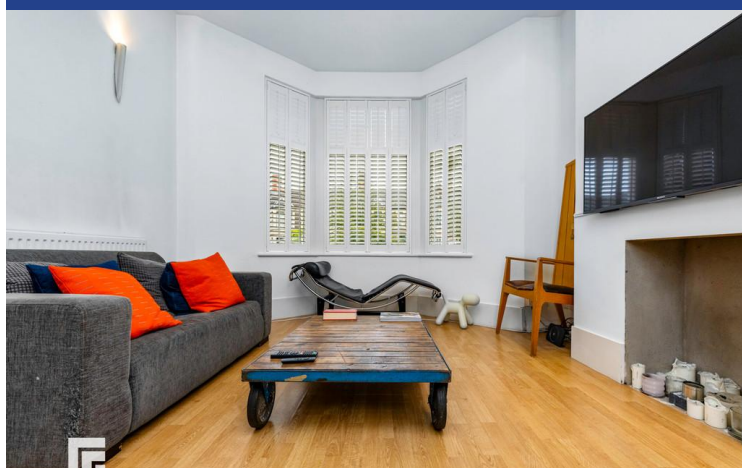
# Plasturton Avenue, Pontcanna, Cardiff, CF11 9HN



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£625,000**



Mid Terraced House

4

2

3

1

# Property Description

\*RARE OPPORTUNITY TO ACQUIRE A FOUR BEDROOM HOUSE ON THE MUCH FAVOURED PLASTURTON AVENUE\* MGY are proud to bring to market this traditional mid-terraced house situated in the heart of Pontcanna. The property offers versatile living and has been sympathetically modernised. The accommodation is split over three floors and briefly comprises entrance hall, sitting room, kitchen/diner, cloakroom/utility, four bedrooms, shower room and modern bathroom. The property further benefits from gas central heating, high ceilings and an enclosed rear South West facing garden. \*\*Viewing highly recommended\*\*

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,259.38 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden front door with stained glass panels. Laminate wood effect flooring. Pendant light fitting. Radiator and PowerPoints. Door to sitting room. Carpeted stairs rising to first floor.

## SITTING ROOM

13' 8" x 12' 0" (4.17m x 3.66m)  
Continuation of laminate wood effect flooring. Bay window to front aspect with fitted shutter blinds. Spotlights and additional wall mounted lighting. Alcoves with open fireplace. Radiator and PowerPoints. Door to under stair cupboard with ample storage.

## KITCHEN / DINER

20' 11" x 11' 3" (6.40m x 3.45m)  
A well appointed kitchen/diner with a range of cupboards, base and drawer units with complementary work surfaces over incorporating two sink units with mixer tap. Space for dishwasher and fridge freezer. Six ring range gas cooker with Smeg stainless steel extractor hood above. Tiled flooring within the kitchen and wooden laminate effect flooring in the dining area. Pendant lights to ceiling. Door to downstairs cloakroom and rear garden. Alcoves. Windows to side and rear aspects. Space for dining. Radiator and PowerPoints.

## DOWNSTAIRS WC / UTILITY

White suite comprising wall mounted wash hand basin with mixer tap over and low level WC. Tiled flooring and partly tiled walls. Window to rear aspect. Wall mounted Worcester boiler. Plumbing for washing machine, space for dryer plus ample storage.

## FIRST FLOOR

### FIRST FLOOR LANDING

Carpet to floor. Spotlights. Doors to two bedrooms, bathroom and airing cupboard with ample storage.

### BEDROOM ONE

18' 0" x 10' 5" (5.49m x 3.18m)  
A good size principal bedroom with bay window and additional window to front aspect with fitted shutter blinds. Laminate wood effect flooring. Radiator. Fitted storage cupboard under window. Spotlights.

### BEDROOM TWO

14' 0" x 7' 1" (4.27m x 2.18m)  
A second double bedroom. Laminate wood effect flooring. Velux window to roof. Pendant light fitting. Radiator and PowerPoints.

# Plasturton Avenue, Pontcanna, Cardiff, CF11 9HN

## BATHROOM

Modern suite comprising panelled bath with hot and cold tap, and overhead mains shower with tiled splashbacks. Wall mounted wash hand basin with mixer tap and low level WC. Obscure double glazed window. Tiled floor and partly tiled walls. Heated towel rail. Extractor. Shaver point. Spotlights.

## SECOND FLOOR

### SECOND FLOOR LANDING

Carpeted stairs with laminate wood effect split level landing leading to two bedrooms and shower room.

### BEDROOM THREE

8' 11" x 7' 6" (2.74m x 2.31m)

Top floor double bedroom with window to front aspect and fitted shutter blinds. Laminate wood effect flooring. Radiator. Pendant light fitting.

### BEDROOM FOUR

9' 3" x 9' 3" (2.82m x 2.82m)

Top floor open plan double bedroom with Velux window. Laminate wood effect flooring. Radiator. Pendant light fitting.

### SHOWER ROOM

Fully tiled shower cubicle with mains rainfall shower plus second showerhead fixture and glass doors. White wash hand basin set in vanity unit with storage underneath and low level WC. Partly tiled walls. Velux window. Vinyl flooring.

## OUTSIDE

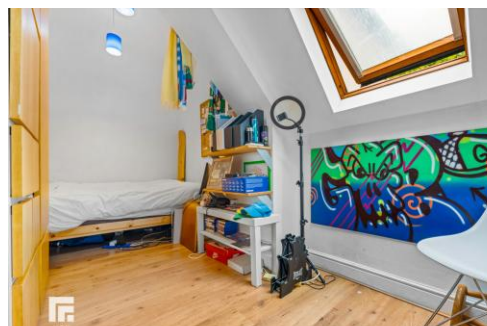
Front - Shingled area with paved pathway leading to front door. Railing and wall border. Shrubby. Rear - Low maintenance paved South West facing garden. Wall and fenced borders. Rear street access via gate.

## TENURE

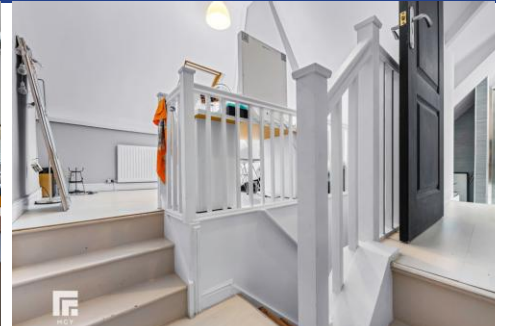
MGY are advised that the property is FREEHOLD.



Plasturton Avenue,  
Pontcanna, Cardiff, CF11 9HN

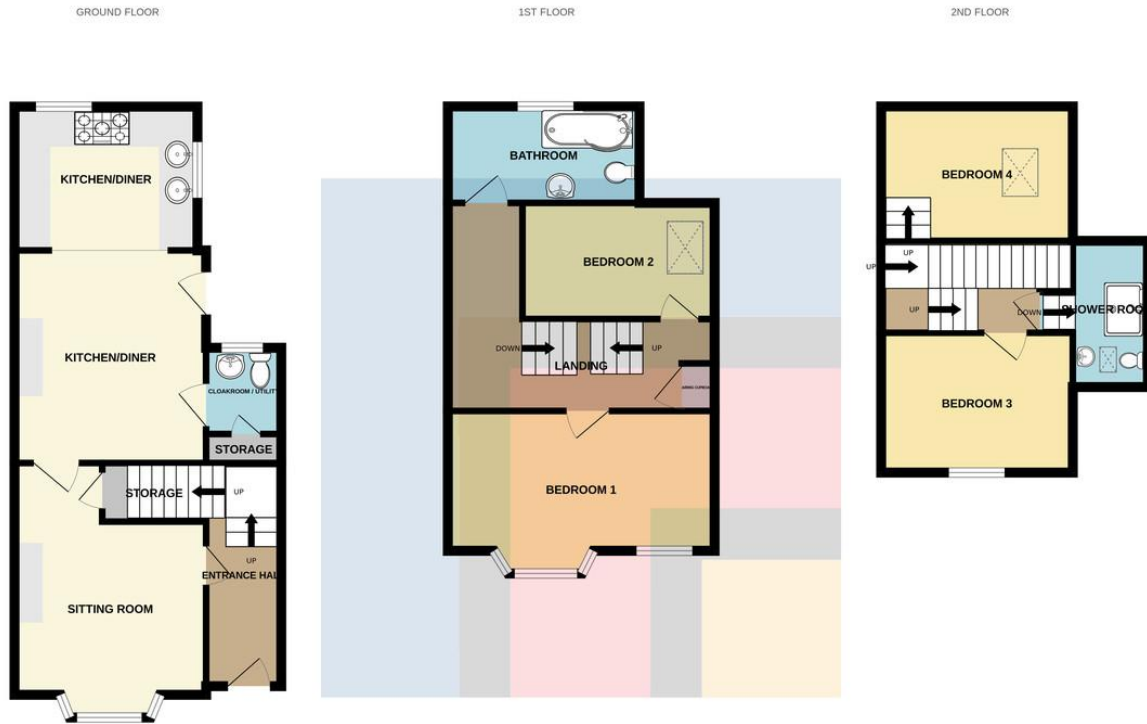


Plasturton Avenue,  
Pontcanna, Cardiff, CF11 9HN

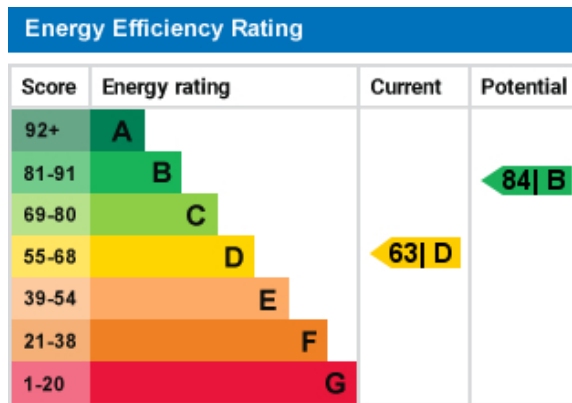




# Plasturton Avenue, Pontcanna, Cardiff, CF11 9HN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**Pontcanna** 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South  
Glamorgan, CF11 9HS



**mgyc.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.